

**46 Minchinbury Terrace, Marion, SA 5043**



**House For Sale**

Sunday, 5 November 2023

46 Minchinbury Terrace, Marion, SA 5043

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 3**

**Area: 709 m2**

**Type: House**



Samuel Paton



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## Auction (USP)

Welcome to 46 Minchinbury Terrace, Marion, a family home that exudes plenty of potential. This 3-bedroom property, nestled on a generous 709 sqm allotment, is your canvas waiting for the careful application of TLC to transform it into your dream home (STCC). This property already boasts all the necessary features to make it the perfect family home. Its 3 spacious bedrooms provide ample space for every member of the family, and both the living room and dining room create a perfect place to unwind and relax. The kitchen has ample bench and cupboard space, perfect for the chef of the family. The garage is roomy enough for all your storage needs, with space left over for a home workshop or hobby area. Situated in the highly sought-after Oaklands Estate, this property offers the potential for an enviable lifestyle. The location is both charming and practical, with an abundance of lifestyle factors in the area, including walking distance to Marion Railway Station which can connect you to the CBD or beautiful local beaches. The Oaklands Wetlands is a short walk down the road and the Marion outdoor pool is just around the corner. There are a number of quality schools nearby, including Marion Primary School and Westminster School. With Park Holme Shopping Centre and Westfield Marion just around the corner, the location simply cannot be beat. This property isn't just a house, it's an opportunity to craft your own sanctuary, build your dream (STCC), and make your mark in a desirable neighbourhood. It's all about potential here, and with the right touch, this hidden gem could really shine.

What we love:

- 3-bedroom family home
- Spacious living room and dining room
- Ample bench and cupboard space in the kitchen
- Bath tub in bathroom
- Garage with space for storage
- Highly sought-after location in the Oaklands Estate
- 709 sqm allotment
- Close proximity to Westfield Marion
- Located along the train line, therefore close to public transport
- Easy access to local cafes, restaurants, and shopping precincts
- A short drive away from the coastline
- Zoned to Hamilton Secondary College
- Opportunity to transform it into your dream home (STCC)

Auction: Saturday, 18th November at 10:00am (unless sold prior) Any offers submitted prior to the auction will still be under auction conditions. It is the purchaser's responsibility to seek their own legal advice and a Form 3 Cooling-Off Waiver. PLEASE NOTE: This property is being auctioned with no price in line with current real estate legislation. Should you be interested, we can provide you with a printout of recent local sales to help you in your value research. The vendor's statement may be inspected at our office at 411 Brighton Road, Brighton for 3 consecutive business days immediately preceding the auction; and at the auction for 30 minutes before it commences. Disclaimer: All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions.